



Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday June 19, 2018 - 6:00 pm
Wylie Municipal Complex Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens Commissioner Jade Duan, Commissioner Brad Emerson Commissioner Mike McCrossin and Commissioner Bryan Rogers. Commissioner Roger Myers was absent.

Staff present was Jasen Haskins, Sr. Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Vice Chair Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. No one approached the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the June 5, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Emerson and seconded by Commissioner McCrossin to approve the minutes for June 5, 2018, as submitted. Motion carried 6-0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat Inspiration Phase 5B

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the property totals 39.47 acres and will develop 166 residential lots and 6 open space lots. Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

The plat is different than the previous plats considered, and allows the density to increase. The development standards offers option to do Townhomes, and the applicant is proposing single family residential lots. The minimum lot sizes are 3,000 and the density may increase to seven lots per acre, usually it is four per acre. With these revisions, the plat conforms to the standards.

Board Discussion

Ms. Kimberly Cornett, Jacobs Engineering, 1999 Bryan Street, Dallas, stated that the lots will be 50 x 130, with a minimum of 6,500 square feet with an average of 8,150 square feet.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd. Motion carried 6 – 0.

Item 2 — Inspiration Phase 6

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the Final Plat for Phase 6 of Inspiration represents 29 residential lots and 5 open space lots on 21.53 acres. The final plat is notably different than the preliminary plat approved in April 2018.

On Lot 7x Block DD consisted of three lots on the preliminary plat and is now one lot, and lots 32 and 33 in Block L are slightly smaller due to an open space property line adjustment.

Board Action

With no questions for the applicant or staff, a motion was made by Commissioner Duan, and seconded by Vice Chair Owens, to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd. Motion carried 6-0.

Item 3- Site Plan for Albert Retail

Consider, and act upon, a Site Plan for Albert Retail, a commercial development for four tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a one story four tenant commercial structure that measures 10,000 square feet on a single lot consisting of 1.57 acres that is zoned Commercial Corridor District.

The site design layout will provide three points of access to the site allowing access through Industrial Court and State Highway 78. The developer has applied for a variance to reduce the required landscaping area from 20% to 15.26%. The Zoning Board of Adjustment did not have a quorum at their meeting on June 18, 2018, therefore a special called meeting will be held.

Staff recommends conditional approval subject to approval for the variance from the Zoning Board of Adjustment.

Board Discussion

Mr. Dwayne Zinn, Cross Engineering, 131 S. Tennessee, McKinney, stated that the property has several constraints that limited the amount of required landscaping. The constraints included the existing driveways that are connected to the property, and constraints from the depth of the property due to railroad to the rear.

Mr. Jim Jamison, 1700 Cedar Springs, Dallas, broker for the property, stated that the applicant has developed about a dozen strip centers all over Texas, including Murphy. One of the proposed tenants for the subject property is a Schlotzsky Eatery, this will be the fourth one in the area.

Mr. Kary Albert, 5622 Arborview Drive, Dallas, stated that he owns about thirty Schlotzsky's. The proposed Schlotzsky Eatery will serve beer and wine and will not be a typical sandwich shop.

Board Action

A motion was made by Commissioner McCrossin and seconded by Vice Chair Owens, to conditional approval for the landscaping variance for the Site Plan for Albert Retail, a commercial development for four tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive. Motion carried 6-0.

Chair Smith reminded the Commissioners of the next meeting on July 3, 2018. Vice Chair Owens stated that he will not be in attendance.

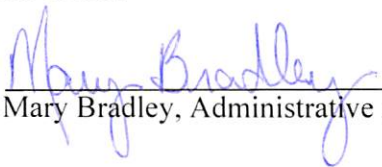
ADJOURNMENT

A motion was made by Commissioner Emerson, and seconded by Commissioner Duan to adjourn the meeting at 6:34PM, All Commissioners were in consensus.



Ron Smith, Chair

ATTEST:



Mary Bradley, Administrative Assistant